| 058.0 | 0008 | 0010.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 695,000 / | 695,000 |
| USE VALUE: | 695,000 / | 695,000 |
| ASSESSED: | 695,000 / | 695,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 18 | | FRAZER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SWEENEY JOAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 FRAZER ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,029 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Vinyl Exterior and 1820 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6029.000 | 274,400 | | 420,600 | 695,000 |
| Total Card | 0.138 | 274,400 | | 420,600 | 695,000 |
| Total Parcel | 0.138 | 274,400 | | 420,600 | 695,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.87 | /Parcel: 381.8

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 38818 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/09/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0010.0

!4999!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 274,400 | 0 | 6,029. | 420,600 | 695,000 | 695,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 209,500 | 0 | 6,029. | 420,600 | 630,100 | 630,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 209,500 | 0 | 6,029. | 282,400 | 491,900 | 491,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 209,500 | 0 | 6,029. | 270,400 | 479,900 | 479,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 209,500 | 0 | 6,029. | 246,400 | 455,900 | 455,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 204,000 | 0 | 6,029. | 198,300 | 402,300 | 402,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 204,000 | 0 | 6,029. | 177,300 | 381,300 | 381,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 204,000 | 0 | 6,029. | 168,200 | 372,200 | 372,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 19:57:16 |

**LAST REV**

| Date | Time |
|---|---|
| 10/09/19 | 14:25:55 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 38818 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4999

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SWEENEY CATHERI | 20152-402 | | 10/23/1989 | Family | | No | No | | Catherine Sweeney dod 12/1/1989 |
| RUSSELL CHARLEN | 8643-460 | | 12/30/1955 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/11/2009 | Meas/Inspect | 189 | PATRIOT |
| 2/14/2000 | Inspected | 263 | PATRIOT |
| 1/12/2000 | Mailer Sent | | |
| 1/12/2000 | Measured | 263 | PATRIOT |
| 7/31/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6029 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 11 | | | | | | | | | 420,608 | | | | | | 420,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13841 | Total SF/SM: | 6029 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 420,608 | Spl Credit | | Total: | 420,600 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 15 - Old Style |
| Sty Ht: | 2A - 2 Sty +Attic |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | YELLOW |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1860 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wall | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wall | % Sprinkled: |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.22692299 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 157.889 |
| Other Features: | 55000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 397679 |
| Depreciation: | 123281 |
| Depreciated Total: | 274399 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

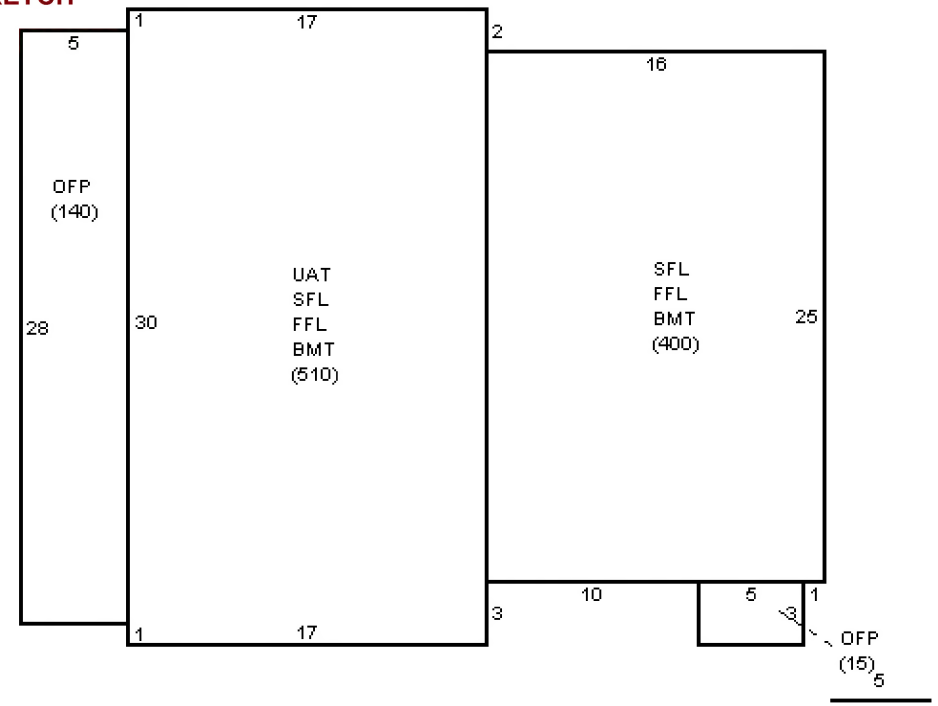
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 157.89 |
| Special Features: | 0 | Val/Su Net: | 91.07 |
| Final Total: | 274400 | Val/Su SzAd | 150.77 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 910 | 47.370 | 43,104 |
| FFL | First Floor | 910 | 157.890 | 143,679 |
| SFL | Second Floor | 910 | 157.890 | 143,679 |
| OFP | Open Porch | 155 | 26.870 | 4,165 |
| UAT | Upper Attic | 128 | 63.160 | 8,052 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,013 | | | Total: | 342,679 |
| Size Ad | 1820 | Gross Are | 3395 | FinArea | 1820 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 058.0-0008-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |